

GRANTVILLE REDEVELOPMENT ADVISORY COMMITTEE

MEETING MINUTES OF Monday, May 24, 2004

The members of the Grantville Advisory Committee (RAC) held their meeting at Mission Valley Church of the Nazarene, at 4675 Mission Gorge Place from 6:04 p.m. to 8:00 p.m.

The following members were present at Roll Call: Bill Brenza, Brian Caster, Eric Germain, Mike Neal, John Pilch, Marilyn Reed, Dan Smith, Diane Strum, Don Teemsma Jr., and Arnie Veldkamp [10].

Following members were not present: John Peterson [1]

Staff in attendance: Maureen Ostrye, Maricela Leon, and Gary DeBusschere.

CALL TO ORDER: Called to order at approximately 6:04 p.m. by Mike Neal.

1. **ROLL CALL:** A quorum was established when 10 of the 11 members were present at Roll Call.

2. **APPROVAL OF MINUTES:** for May 17, 2004 and April 21, 2004.
Minutes were approved by consensus.

3. **OLD BUSINESS:** (synopsis)

- **Action:** Committee Appointments

- Mike- Staff was asked to receive applications for business owners and residents. Requested that the list of qualified applicants be presented.

- Maricela- Announced the qualified applicants in the owner/occupant and business owner categories. Other applications were received that did not fall under these categories and their names were announced as well.

- Mike- Each applicant that was present was given an opportunity to speak. They are as follows: Cindy Martin-Allied Gardens; Lee Campbell-Tierrasanta; Rick McCarter-Business Owner (Sub Area: A); and Daniel Dallenbach-Business Owner (Sub Area: A).

- Board members asked the applicants questions.

- Motion:** To close applicant introduction session and accept the four applicants: Cindy Martin, Lee Campbell, Rick McCarter, Daniel Dallenbach; Smith/Brenza, (8-1).

The new members were seated.

- **Discussion/Action:** Committee Mission and Principles

- Mike: The ideas received were posted on the City's website.

- Don: Suggested that Principle #5 may need to be modified to reflect the feel of the community.

- Dan: Provided new language for Principle #5, "Guide redevelopment to improve the area while keeping the character of the area similar to what it is today."

Mike: Explained that he understands that the goal of the GRAC is to create a forum for staff to provide updates on how redevelopment plan can be put together and for members to provide input based on the community's input. Mission needs to be reflective of that role.

Maureen: Suggested that agenda item #4 be taken out of order and have Kathy Rosenow, from RSG, speak about Redevelopment to give the members more information about Redevelopment to assist them with this decision.

Kathy: Provided information regarding the Redevelopment Plan process. Mentioned that some of the documents will be reviewed in detail by the Board and they are: Redevelopment Plan, Owner Participation Rules, Relocation Guidelines.

Redevelopment Plan is a guiding instrument and it implements the City's General Plan. The purpose of each document was explained. The next meeting will be a scoping meeting for the Environmental Impact Report (EIR) to give all participants an opportunity to talk about what they feel needs to be addressed in the Report.

Mike: Suggested that staff send out guidelines to help the members and public prepare for the EIR scoping meeting.

Motion: Table item to next meeting; Pilch/Germain (13-0-1c)

Mike: Provide staff with any comments so they can be posted on the web.

Information/Discussion: Ron Buckley, City of San Diego Senior Planner, explained zoning and what can be developed on the shopping center site (Sub Area: C). He mentioned that most of the commercial zoning in City does allow residential development as part of a mixed-use project. Also mentioned that staff spoke with property owner and he has not intention of developing the site, basically wants to improve it.

Maureen: Mentioned that the property owner is interested in coming to the next meeting to speak to the group and explain his intentions for his shopping center site.

Kathy: Emphasized that land use is controlled by the City's process and not Redevelopment Agency. Redevelopment can help implement it and if property owner wanted assistance from Agency then the only way Agency would be involved was if it met the City's General Plan and zoning requirements.

4. New BUSINESS: (synopsis)

- **Information:** Survey Area Update, RA & Consultants
Item heard during Agenda Item #3- Information/Discussion. Presentation by Kathy Rosenow.

5. COMMENT ON NON-AGENDA ITEMS: (synopsis)

Committee:

Dan: Requested that the area Planner, Lesley ??, be invited to attend meetings. Pilch will pass on the information to Lesley Henegar, Planning Department.

Marilyn: Can Sub-area C be removed?

Public:

- Concerned with low income housing being developed in the area. Were you planning to have low income apartments on top of strip malls?
- Consider having Councilmember write a letter stating that he will support the committee's decisions. Mentioned SB 975. Suggested that property owners in affected area should have an opportunity to vote if they want to be in a Redevelopment area.

- Feels been excluded from participating on the board because he is against Redevelopment. States he is a shareholder of a corporation.
- Concerned about losing him home.
- Need to get traffic engineer to explain what might be done to improve the traffic problems.
- Does not understand why Sub Area: C is included in the Redevelopment area. When is the Navajo Community Plan going to be updated?
- Community likes the way Allied Gardens it is.
- Have Allied Gardens' residents vote whether or not they would like to be included.
- Does the 20% set aside for low-income housing need to be used in the area? Crime rate for Allied Gardens is lower than that listed for Grantville.

Mike: Requested that notebooks be prepared and provided to new members before next meeting.

Maureen: For next month's EIR scoping meeting, be prepared to present your comments, in writing, to the EIR consultant because he will respond to them.

6. NEXT MEETING DATES:

Mike: Monday, June 28, 2004 at the Mission Valley Church of the Nazarene (4750 Mission Gorge Court)

7. ADJOURNMENT: 8:00 p.m.

No formal motion was made to adjourn, approved by consensus.

Prepared: 06/02/04 (ml)

Revised: 07/25/04 (tr)

Draft (Final) Approved: 06/28/04
Motion was by: Diane/?

Revisions are in *Italic & Double Underlined*
Vote was: 12-0-1c